

**Iowa Department of Natural Resources  
Natural Resource Commission**

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**ITEM**

**12a**

**DECISION**

**TOPIC      Stone State Park, Woodbury County -- Iowa Natural Heritage  
Foundation**

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The Natural Resource Commission's approval is requested for the acquisition of two parcels of land located within the city limits of Sioux City adjacent to the south side of Stone State Park. The two parcels were combined into one REAP Public/Private Grant approved by the NRC at their October 2006 meeting. The two parcels, totaling 159.77 acres (98.23 and 61.54), are offered by the Iowa Natural Heritage Foundation (INHF) for \$205,600. The 98.23-acre tract was donated to INHF and was appraised for \$255,000. The 61.54-acre tract was acquired for \$201,540 and appraised for \$191,000.

Robert A. Rosno, Licensed Appraiser of Associated Appraisers of Siouxland, Inc., Sioux City, Iowa appraised both tracts. Jerry Gibson negotiated the purchase agreement.

The 98.23-acre tract is adjacent on the west to Iowa Highway. 12, and on the north to Malloy Road (privately owned). The majority of the tract is covered by timber.

The 61.54-acre tract is adjacent to the southern boundary of Stone State Park, and is accessed via Malloy Road (privately owned) by means of an easement for ingress and egress granted by Alfred Thurow to the INHF. The easement is 30 feet wide and approximately 200 feet in length. The tract consists of grassland on the east end with wooded ridges to the west. The area is developed with residential acreages.

Acquisition funding will be \$205,600 REAP Public/Private Cost Share. Incidental closing costs will be the responsibility of the Department. Real estate acquired by the DNR with REAP funding is eligible to remain on county property tax rolls. The Iowa Comptroller's Office requires a billing from the county before payment can be made. The DNR notifies each county after closing on every project of the funding used to acquire the tract, and whether or not the tract is eligible for continued payment of property taxes.

Attachment

Linda Hanson, Administrator  
Management Services Division  
November 8, 2007

**Iowa Department of Natural Resources  
Natural Resource Commission**

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**ITEM**

**12b**

**DECISION**

**TOPIC**

**Christopherson Slough— Dickinson County, Iowa Natural Heritage  
Foundation**

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The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 4 miles north of Superior adjacent to 330<sup>th</sup> Avenue. The 160-acre tract is offered for \$160,000. The land was appraised for \$163,000 with the understanding that it will be encumbered by a Wetland Reserve Program (WRP) easement. [The Natural Resource Conservation Service will acquire a WRP easement for approximately \$288,000.] The seller has reserved agricultural rights through December 31, 2008.

Steven K. Schmidt, Licensed Appraiser of Schmidt Appraisal Services, Spirit Lake, Iowa submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 142.6 acres of tillable land that will be encumbered by a WRP easement; 12.67 acres of cropland (unencumbered); and 4.73 acres of road right-of-way. After restoration the tract will contain 107 acres of native prairie, 4 acres of marsh/wetlands/water, 12 acres of cropland, and 32 acres of restored wetlands. There are no buildings. The tract will provide excellent habitat for nesting waterfowl and upland wildlife. It is an important acquisition for the natural outlet to the Christopherson Slough Complex.

Acquisition funding will be 100% Federal Prairie Lakes NAWCA. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator  
Management Services Division  
November 8, 2007

Iowa Department of Natural Resources  
Natural Resource Commission

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ITEM

12c

DECISION

TOPIC      Big Spirit Lake - McClelland's Beach, Dickinson County -- Bartels,  
Bartels and Fox Ltd.

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The Natural Resource Commission's approval is requested for the donation of a parcel of land located adjacent to the North side of Big Spirit Lake in Dickinson County. This approximately 57.5-acre donation is offered by Bartels, Bartels and Fox Ltd.

The donation was facilitated by Jerry Gibson, Chris La Rue, and Neil Heiser. Donors contracted with Fred Dowden, Licensed Appraiser, to estimate the value of the donation, which is \$473,000. The DNR will use the value of the donation to leverage federal funding on future projects.

The property is described as Lots 134, 135 & 139 of McClelland's Beach subdivision in Sections 9 & 10, T100N, R36 West of the 5<sup>th</sup> P.M., Dickinson County, Iowa. McClelland's Beach is located on the north side of Big Spirit Lake east of Mini-Waukon State Park. The donation will provide critical water quality benefits to Spirit Lake, and will support several species of game and non-game wildlife.

Incidental closing costs will be the responsibility of the Department. The survey was paid for by the donors.

Attachment

Linda Hanson, Administrator  
Management Services Division  
November 8, 2007

Iowa Department of Natural Resources  
Natural Resource Commission

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ITEM

12d

DECISION

TOPIC      Big Spirit Lake - McClelland's Beach, Dickinson County -- Bartels,  
                 Bartels and Fox Ltd.

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The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located adjacent to the North side of Big Spirit Lake in Dickinson County. The 5-acre parcel is offered for \$25,000.

Jerry Gibson negotiated the purchase agreement in compliance with Title 49 CFR Part 24, which allows the negotiator to negotiate without an appraisal from a value of \$10,000 up to \$25,000 with the permission of the landowners.

The property is part of Lot 132 of McClelland's Beach subdivision in Section 10, T100N, R36 West of the 5<sup>th</sup> P.M., Dickinson County, Iowa. McClelland's Beach is located on the north side of Big Spirit Lake east of Mini-Waukon State Park. The DNR asked the owners to sell this parcel adjacent to the east side of the larger tract being donated to allow "off-road" public parking and access.

Acquisition funding will be 100% Fish and Wildlife Trust Fund. Surveying and incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator  
Management Services Division  
November 8, 2007